

# **HUDSON RIVER HABITAT RESTORATION**

**ECOSYSTEM RESTORATION  
DRAFT INTEGRATED FEASIBILITY REPORT  
AND ENVIRONMENTAL ASSESSMENT**

## **Appendix I: Draft Real Estate Plan**



**U.S. ARMY CORPS OF ENGINEERS  
NEW YORK DISTRICT**

**June 2019**

**HUDSON RIVER HABITAT RESTORATION, ECOSYSTEM RESTORATION  
FEASIBILITY STUDY  
JUNE 2019 DRAFT REAL ESTATE PLAN**

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## 1. Preamble

a) Study Authorization: To identify environmental restoration problems and opportunities; determine if there is a likely, feasible solution; and determine if there is federal interest, the U.S. Senate Committee on Environment and Public Works authorized a reconnaissance study by a resolution dated 21 January 1987.

A Reconnaissance Study was initiated following a 1994 Congressional appropriation utilizing the Section 216 of the Harbor and River and Flood Control Act of 1970, which allows the review of the operation of completed projects, when found advisable, due to significantly changed physical or economic conditions. The completed project was the Hudson River Channel Federal Navigation Project.

Following completion of the Reconnaissance Report in 1995, the Hudson River Habitat Restoration, New York Feasibility Study was authorized via Section 551, Water Resource Development Act (WRDA) of 1996 (P.L. 104-303). The Reconnaissance Report 30 April 1996 found there was Federal interest for proceeding with a feasibility level analyses for navigation improvement measures and aquatic ecosystem restoration measures.

A Feasibility Cost Sharing Agreement was executed in 1996 between the US Army Corps of Engineer (USACE), New York State Department of Environmental Conservation (NYSDEC), and New York State Department of State (NYSDOS). In 2001, the sites that were recommended to be restored were found to be no longer available for construction. In addition, the feasibility study was suspended due to lack of consensus on path forward and delays in non-federal sponsor funding.

In April 2012, HQUSACE proposed close out of the feasibility study. In response, NYSDEC Commissioner Joseph Martens requested that the study be resumed

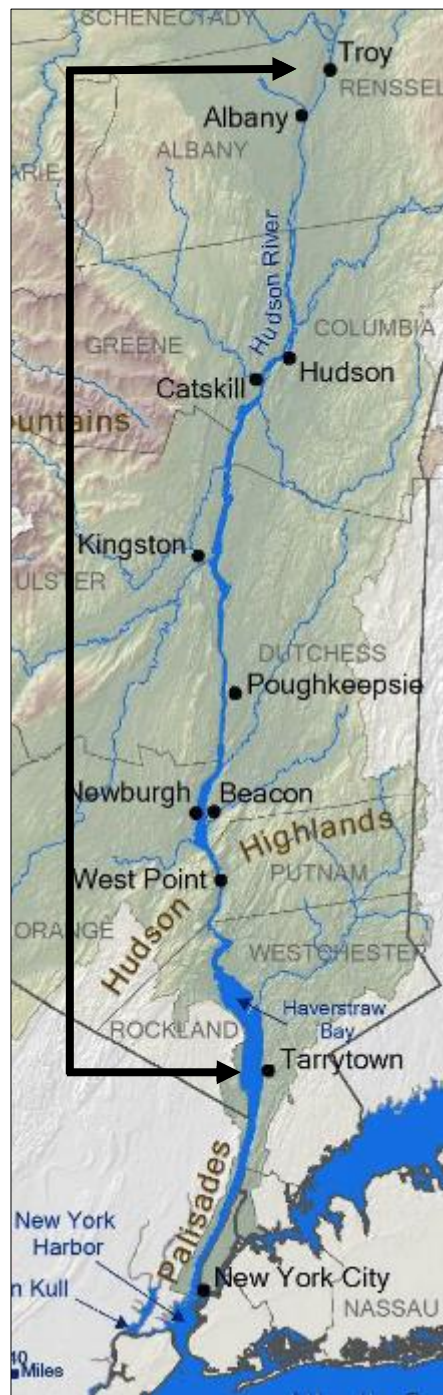


Figure 1: Hudson River Habitat Restoration Study Area



(July 2012). The sponsors' renewed interest resulted from the recommendations of the Hudson Raritan Estuary Feasibility Study and the publication of the Comprehensive Restoration Plan. NYSDEC's intent was to complement the restoration plan prepared for the lower Hudson River in the upper 125 miles above the Gov. Mario M. Cuomo (formerly the Tappan Zee Bridge) to the Troy Dam.

b) Official Study Designation: Hudson River Habitat Restoration, Ecosystem Restoration Feasibility Study (the "Study" or "study area").

c) Study Location: Approximately 125 miles of the Hudson River, and tributaries up to the first natural barrier, between the Troy Federal Lock and Dam and the Gov. Mario M. Cuomo (Tappan Zee) Bridge, were studied (Figure 1). The area is located entirely in New York State, in Albany, Rensselaer, Greene, Columbia, Ulster, Dutchess, Orange, Putnam, Rockland, and Westchester counties, and includes Congressional Districts 17, 18, 19, and 20.

d) Non-Federal Partner: The non-Federal cost-sharing sponsor for the Study is the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of State (NYSDOS), hereinafter collectively referred to the "Sponsors."

The NYSDEC is expected to serve as the non-Federal sponsor for the construction of the Study's Tentatively Selected Plan (the "TSP" or "Recommended Plan") at a 75% Federal and 25% non-Federal cost-share. They will be responsible for performing or ensuring the performance of the Lands, Easements, Right-of-Ways, Relocation and Disposal Areas (LERRD) requirements for the Recommended Plan as outlined in this Real Estate Plan (REP) and in accordance with the Project Partnership Agreement (PPA).

## **2. Statement of Purpose**

The purpose of this REP is to identify and describe the LERRD requirements for the construction, operation and maintenance of the Recommended Plan. The REP also identifies and describes the facility/utility relocations that are necessary to implement the Recommended Plan. Further, this report describes the estimated Land, Easements and Right-of-Way (LER) values, cost to acquire the LER, the types of real estate interests required, property information, and other pertinent information relative to the acquisition process and schedule. This REP is the first prepared for the Study and is an appendix to the Study's Feasibility Report and Environmental Assessment (the "main report").

## **3. Project Purpose and Features**

a) Study Purpose: The Hudson River watershed has lost aquatic and wetland ecosystem structure, function, and dynamic processes resulting from anthropogenic activities causing degraded aquatic habitat. Through wetland restoration, removing



blockages to fish passage, creating islands, restoring hydraulic connectivity, and creating sustainable shorelines, opportunities have been identified to improve the aquatic and wetland ecosystem structure, function, and dynamic processes. The TSP would restore wetlands, side channels, and shoreline at three sites along the Hudson River, and remove barriers to aquatic organism passage from two of the river's tributaries.

b) Tentatively Selected Plan: The TSP consists of five noncontiguous sites. The sites (with discrete Site Components) and their respective plan of improvements are as follows:

I. *Binnen Kill*- The Binnen Kill site is divided into two separate components:

1) *Binnen Kill (North)*- Shoreline restoration that includes wetland restoration; forested wetland creation; emergent wetland creation and restoration; and channel creation.

2) *Binnen Kill (South)*- Shoreline restoration that includes wetland restoration; tidal wetland restoration; and side channel and tidal wetland corridor creation.

II. *Schodack Island (North)*- Shoreline and channel restoration; tidal wetland restoration and conversion to side channel connection; and side channel and channel wetland corridor.

III. *Henry Hudson Park*- Shoreline restoration that includes the creation of tidal wetland and vegetated riprap.

IV. *Moodna Creek Tributary Connections*- Moodna Creek contains three Aquatic Organism Passage (AOP) Site Components:

1) *AOP 1 (Utility Crossing)*- Aquatic organism passage that includes the removal of a non-operational utility pipeline and fish ladder.

2) *AOP 2 (Firth Cliff Dam)*- Aquatic organism passage that includes a full (non-functional) dam removal.

3) *AOP 3 (Orr's Mill Dam)*- Aquatic organism passage that includes the partial (non-functional) dam removal and notching.

V. *Rondout Creek*- Aquatic organism passage that includes a full (non-functional) dam removal.

c) Required Lands, Easements, and Rights-of-Way (LER): In accordance with the PPA, the Sponsor is responsible for acquiring all the real estate interests required for the construction, operation and maintenance of the TSP, which consists of approximately 191.25 combined acres. In some instances, more than one type of real estate interest may be required over the same parcel. Further, any property identified as required for



the TSP will only be acquired if the owner willingly participates and makes their property available for the TSP. Parcel Data and the required LER is provided in Exhibit “B”. The following are the TSP’s LER requirements:

*I. Fee (USACE Standard Estate No. 1):* Approximately 172.26 acres are required for the various habitat restorations improvements. Six parcels (with designated tax identification numbers) are impacted by the proposed fee acquisition, 1 privately-owned and 5 publicly-owned. There are additional areas with no designated tax identification number requiring fee acquisition. See the TSP Preliminary Real Estate Maps in Exhibit “A” and Parcel Data in Exhibit “B” for details.

*II. Temporary Work Area Easement (USACE Standard Estate No. 15):* Approximately 18.99 acres are required for work areas and access routes. Seventeen parcels (with designated tax identification numbers) are impacted by this easement, 10 privately-owned and 7 publicly-owned. There are additional areas with no designated tax identification number requiring fee acquisition.

Currently, there are no requirements to acquire temporary easements for borrow material, dredging or excavated material disposal areas.

The following Table-1 is the LER Summary:

Study Site	Site Component	Required Acres			No. of Impacted Parcels		
		Fee	Temporary Easements	Total	Private	Public	Total
Binnen Kill	North	±89.22	±2.94	±92.16	1	2	3
	South	±36.30	±2.71	±39.01	0	2	2
Schodack Island	North	±42.56	±4.12	±46.68	0	1	1
Henry Hudson Park	-	±4.18	±0.68	±4.86	0	2	2
Moodna Creek	AOP 1	0	±2.16	±2.16	2	1	3
	AOP 2	0	±2.45	±2.45	3	0	3
	AOP 3	0	±2.05	±2.05	2	0	2
Rondout Creek	-	0	±1.88	±1.88	4	0	4
<b>Total:</b>		<b>±172.26</b>	<b>±18.99</b>	<b>±191.25</b>	<b>12</b>	<b>8</b>	<b>20</b>

Language to the recommended estates are provided in Exhibit “C”, which are required to be included, as written, in the body of their respective easement agreement between



the Sponsor and property owner. Since the Study is at a feasibility level, the size of the real estate interests required are preliminary estimates based only on available Geographic Information System (GIS) data. The precise size and location of the required real estate interests will be determined during pre-construction, engineering and design (PED) when plans, specifications and detailed drawings are prepared. As a result, the TSP's real estate requirements identified in this REP are not final and are subject to change with optimization of the TSP and property boundary surveys.

Once the real estate requirements are finalized, prior to real estate acquisition, the Sponsor will obtain property boundary surveys with corresponding legal descriptions for each required easement to delineate the precise boundary and to mitigate against potential boundary disputes. Additionally, the Sponsor is advised to obtain a chain of title and title insurance on all acquired property to identify potential encumbrances and to protect against "defects" in title. A Subordination of Mortgage is required for all easements on properties that have an existing mortgage to ensure the easement will remain in effect in the event of a foreclosure. The Sponsor will need to work with property owners and their mortgage lender to sign an agreement allowing the mortgage to be subordinate to the easement.

Prior to the construction of the TSP and USACE's Certification of Real Estate, copies of all easements and deeds recorded with their respective county (and if finalized, Subordination of Mortgage Agreement if applicable) must be delivered to USACE with the Sponsor's Authorization for Entry for Construction. Easements acquired by the Sponsor must contain the necessary standard estate language (verbatim as written herein) and covenants to run with the land therein. In some instances, more than one estate may be required over the lands of the same owner.

a) Appraisal Information: In accordance with USACE Real Estate Policy Guidance Letter No. 31-Real Estate Support to Civil Works Planning Paradigm (3x3x3), dated January 10, 2013 (hereinafter referred to as "PGL 31"), an appraisal cost estimate (or "rough order of magnitude") was completed since the TSP's total land value of the real estate required (land, improvements and severance damages) were not expected to exceed ten percent of the total TSP costs. A cost estimate is not an appraisal. To establish a more accurate land valuation, a full land appraisal based on surveyed boundaries of the TSP's final plans is required. The appraisal cost estimate does not include the incidental costs – such as appraisals, surveys, title, attorney, etc. costs – that would be incurred to acquire the real estate and should not be interpreted as the TSP's total real estate costs. See paragraph 11 for the TSP's overall estimated real estate costs.

The appraisal cost estimate was completed by a licensed USACE staff appraiser who concluded, as of 25 October 2018, the estimated total land payments for all the TSP's required real estate is approximately \$742,000 (rounded).



**Table 2: Estimated Land Payments**

		Estimated Land Payments		
Study Site	Site Component	Fee	Temporary Easements	Total
Binnen Kill	North	\$571,020	-	\$571,020
	South	-	-	-
Schodack Island	North	-	-	-
Henry Hudson Park	-	-	-	-
Moodna Creek	AOP 1	-	\$5,565	\$5,565
	AOP 2	-	\$35,991	\$35,991
	AOP 3	-	\$29,456	\$29,456
Rondout Creek	-	-	\$100,000	\$100,000
<b>Total:</b>		<b>\$571,020</b>	<b>\$171,012</b>	<b>\$742,032</b>

\*Estimated land payments were established through a Gross Appraisal Cost Estimate.

The following Assignment Conditions were included in the appraisal cost estimate report:

*Assignment Condition #1* – The Appraiser did not received a title report for the TSP impacted parcels. The cost estimate was predicated on the extraordinary assumptions that, as of the effective date of the cost estimate, the TSP parcels: (1) did not begin condemnation proceedings; and (2) had marketable title without restrictions or encumbrances impacting cost.

*Assignment Condition #2* – The cost estimate invoked the Jurisdictional Exception of the Uniform Standards of Professional Appraisal Practice (USPAP). “If any part of these standards is contrary to the law or public policy of any jurisdiction, only that part shall be void and of no force or effect in that jurisdiction.” USPAP 2014-2015 Edition, The Appraisal Foundation, Washington, DC, 2014, p. U-3.

The cost estimate was prepared for the internal use of USACE. Though not complying with all provisions of USPAP, the document does conform to USACE regulations. For purposes of the estimate, the Appraiser was advised that USACE operates under the Jurisdictional Exception provision of USPAP. Standards #1 in part and #2 had not been complied within the cost estimate. A cost estimate is not an appraisal as defined by USPAP. An appraisal is the process of developing an opinion of value. Cost is an estimate of fact, not an opinion of value, based upon land planning and engineering design parameters at a specific level of detail. As the design parameters are refined, the engineering and land planning facts may change necessitating a change in





the cost estimate. The cost estimate report is not required to be in compliance with USPAP, i.e., since the Jurisdictional Exception is authorized.

*Assignment Condition #3* – The Appraiser was provided with preliminary real estate maps and spreadsheet data for the TSP. The cost estimate was predicated on the extraordinary assumption that, as of the effective date of the cost estimate, the preliminary real estate maps and spreadsheet data accurately portrayed the location of the defined Estates in Land based upon the land use planning and engineering designs. Real estate maps and spreadsheet parameters are frequently amended due to project planning reasons. Cost estimates change as project planning analysis changes the planning parameters.

*Assignment Condition #4* – The Appraiser was provided with preliminary real estate maps and spreadsheet data indicating areas for the permanent and temporary easements required for the TSP. The data was applied in the cost estimate. The cost estimate is predicated on the extraordinary assumption that, as of the effective date of the cost estimate, the TSP parcel areas were consistent with the TSP parameters.

*Assignment Condition #5* – The Temporary Work Area Easements were assumed to encumber the real property areas for a period of 2 years. The cost estimate was predicated on the extraordinary assumption that, as of the effective date of the cost estimate, the two year encumbrances were consistent with the TSP parameters.

*Assignment Condition #6* – The cost estimate was predicated on the extraordinary assumption that, as of the effective date of the cost estimate: (1) there were no zoning bulk area requirement violations on any of the properties required for the TSP; (2) all properties were conforming uses; and (3) all properties were permitted uses under the zoning code. It was assumed that the existing land uses comply with current zoning requirements and did not impact the cost estimate conclusion.

*Assignment Condition #7* – The cost estimate was based upon a superficial level of detail. The data provided for the analyst was based upon a preliminary design and did not provide specifics on each parcel. Superficial, in the context of the analysis, is defined as “the property data is concerned only with what is obvious or apparent, not thorough or complete at this point in the land planning process.” As directed by PGL 31. If the design parameters change, the cost estimate may change.



#### 4. LER Owned by the Non-Federal Sponsor

The below Table-3 summarizes the Sponsor-Owned LER:

Lands Owned by NFS	Site Location	Acres Required
Block 1 Lot 1	Schodack Island (North)	±35.01
Areas with no Tax Parcel ID	Binnen Kill South, Schodack Island (North) and Moodna Creek AOP 1	±50.22
	<b>Total:</b>	<b>±85.24</b>

The State of New York (the “State”) owns ±85.24 acres required for the TSP (±78.26 ac required in a fee interest and ±6.38 acres required in temporary easements). The ±50.22 acres of land that have no designated tax parcel identification number consists of lands that the State has jurisdiction over, such as submerged lands. The real estate interest owned by the State is sufficient and available for the TSP. The Sponsor will provide the necessary Authorization for Entry for Construction to USACE for construction of the TSP over said lands.

#### 5. Non-Standard Estates

Currently, there are no proposed non-standard estates for the TSP. Should changes to the standard estates provided in Exhibit “C” be necessary, a non-standard estate will be drafted (in coordination with the Sponsor) and approved by the USACE New York District Chief of Real Estate or USACE Headquarters as appropriate.

#### 6. Existing Federal Projects

There are no known existing or proposed Federal projects that lie either partially or fully within the LER required for the TSP.

#### 7. Federally-Owned Land

The TSP includes no Federally-owned lands as part of its LER requirements.

#### 8. Navigational Servitude

Navigational servitude is not applicable to the TSP.



## 9. Maps

The TSP's preliminary real estate maps are provided in Exhibit A. In several of the study areas, the tax parcel boundary geospatial data obtained to produce the real estate maps do not appear to align with layout of the land. It is possible the tax parcel boundary presented in the real estate maps portray property boundaries that are different from the deeded legal description.

## 10. Induced Flooding

The TSP does not induce flooding.

## 11. Baseline Cost Estimate for Real Estate (BCERE)

a) The BCERE (provided in Exhibit "D") captures the TSP's total estimated real estate cost. It itemizes the incidental and acquisition costs that may be incurred by the Federal Government and non-Federal Sponsor for fulfilling the TSP's real estate requirements. The real estate costs is captured in the TSP's **01-Lands & Damages** cost account. The TSP's total estimated real estate cost is **\$1,410,091**. Table-4 provides a summary of the BCERE.

Table 4: 01-Lands & Damages Costs

Study Site	Site Component	01-Lands & Damages
Binnen Kill	North	\$794,950
	South	\$38,125
Schodack Island	North	\$12,500
Henry Hudson Park	-	\$25,000
Moodna Creek	AOP 1	\$87,185
	AOP 2	\$126,738
	AOP 3	\$91,593
Rondout Creek	-	\$234,000
<b>Total Project L&amp;D Costs:</b>		<b>\$1,410,091</b>

b) For civil works projects that are cost-shared between the Federal Government and a non-Federal interest, the non-Federal sponsor is required by law to furnish real estate interests and fulfill its LERRD responsibilities required for the construction, operation and maintenance of a project. All LERRD must be acquired in accordance with the PPA, the provisions of the Water Resources Development Act of 1986, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended (Public Law



91-646). To move a project into construction, and after a PPA has been fully executed, the Non-Federal Sponsor must provide the USACE with an Authorization for Entry for Construction and an Attorney's Certificate of Authority once all required interests in lands have been obtained, including completing any required utility and or facility relocation.

LERRD costs represent a non-Federal sponsor's estimated upfront direct and indirect costs in fulfilling its LERRD responsibilities. The Non-Federal sponsor will receive credit for their actual associated direct and indirect costs if found to be reasonable, allowable and allocable. Supporting documents (i.e., receipts, invoices, official certified timesheets, etc.) of all LERRD costs incurred by the non-Federal sponsor will be submitted to the Corps for review and approval as part of their claim for credit. LERRD cost are determined by adding the non-Federal costs calculated in a project's 01-Lands & Damages cost account with the cost calculated in a project's 02-Relocations cost account (See paragraph 17 for 02-Relocation costs). LERRD cost do not include Federal costs.

The Sponsor's LERRD cost for the TSP is estimated at \$1,208,741. Table-5 provides a summary of the Sponsor's estimated LERRD costs.

**Table 5: LERRD Costs**

Study Site	Site Component	LER	Relocations	Disposals	Total LERRD Costs
Binnen Kill	North	\$770,250	-	-	\$770,250
	South	\$20,625	-	-	\$20,625
Schodack Island	North	\$6,250	-	-	\$6,250
Henry Hudson Park	-	\$12,500	-	-	\$12,500
Moodna Creek	AOP 1	\$52,085	-	-	\$52,085
	AOP 2	\$91,638	-	-	\$91,638
	AOP 3	\$68,193	-	-	\$68,193
Rondout Creek	-	\$187,200	-	-	\$187,200
<b>Total TSP LERRD:</b>					<b>\$1,208,741</b>

## **12. Public Law 91-646, Uniform Relocation Assistance**

Public Law 91-646, as amended (and the PPA) requires the Non-Federal Sponsor to provide assistance and certain benefits be paid to all persons and businesses that are displaced and must be relocated from their homes or places of business due to a Federally-funded project. The cost incurred by the non-Federal sponsor to provide relocation assistance is part of its LERRD responsibilities.



As of the date of this report, no person or business are expected to require relocation benefits under Public Law 91-646. However, the Sponsor is aware of its requirement to provide relocation assistance benefits to residential owners, business owners and tenants impacted by the TSP that are determined eligible for such assistance, and to do so in accordance with all applicable law.

### **13. Minerals and Timber Activity**

There are no present or anticipated mineral extraction or timber harvesting activities within the LER required for the TSP.

### **14. Land Acquisition Experience and Capability of the Non-Federal Partner**

There are two non-Federal Sponsors, NYSDOS and NYSDEC, with NYSDEC acting as the lead agency in acquiring the real estate needed for the TSP. NYSDEC is highly capable of performing its LERRD responsibilities. They maintain the legal and professional capability and experience to perform successfully in acquiring the real estate for the TSP. Since only those properties whose owner is a willing participant in offering their lands for the TSP will be acquired, any potential use of eminent domain by NYSDEC to acquire real estate will not apply. The NYSDEC has successfully obtained the real estate for projects such as, the Atlantic Coast of New York City Rockaway Inlet to Norton Point (Sea Gate) Shore Protection Project; the Atlantic Coast of New York, Jones Inlet to East Rockaway Inlet, Long Beach Island, New York, Storm Damage Reduction Project; and the Fire Island Inlet to Moriches Inlet Project.

A draft Non-Federal Sponsor's Capability Assessment Checklist is provided in Exhibit "E". A final assessment checklist will be provided with an updated REP once coordination with the Sponsor on the assessment is complete.

### **15. Zoning**

No application or enactment of local zoning ordinances is anticipated in lieu of, or to facilitate, the acquisition of the LER required for the TSP.

### **16. Schedule of Acquisition**

Since the sequencing of construction will be dependent upon the priorities and preferences of the NYSDEC, the below schedule is assumed for all TSP sites.



<u>Milestone</u>	<u>Date</u>
Design Agreement Execution (Following WRDA study authorization – projected in 2021).....	2022
PPA Execution.....	2023
Notice to Proceed with acquisition.....	2023
Sponsor’s Authorization for Entry for Construction.....	2025
USACE Certification of Real Estate.....	2025
USACE Ready to Advertise for Construction.....	2025

## **17. Relocation of Facilities or Public Utilities**

There are no anticipated facilities or public utilities relocation required for the TSP. However, the TSP includes the full removal of a nonfunctional sewer line at Moodna Creek AOP1. Since the sewer line is nonfunctional, its removal is captured as a project construction cost and not a relocation cost. Consequently, it is not defined as a public utility relocation in this report, and therefore, not part of the Sponsors LERRD responsibility.

Any conclusion or categorization contained in this report that an item is a utility or facility relocation to be performed by the Sponsor as part of its LERRD responsibilities is preliminary only. USACE will make a final determination of the relocations necessary for the construction, operation, or maintenance of the TSP after further analysis and completion and approval of a Final Attorney’s Opinions of Compensability for each of the impacted utilities and facilities.

## **18. Hazardous, Toxic, and Radioactive Waste (HTRW)**

There are no known HTRW within or adjacent to the LER required for the TSP.

## **19. Project Support**

The Sponsor has conducted local outreach to residents and municipalities during the Spring of 2019 to inform them of the proposed project. Public meetings are scheduled in July 2019 during the public review of the draft main report.



## **20. Notification to Non-Federal Partner**

By letter dated February 14, 2019, a formal written notice was provided to the Sponsor on the risk associated with acquiring the real estate for the TSP in advance of signing a PPA.

## **21. Additional Information**

a. Research of land ownership at Binnen Kill (South) produced inconsistencies between parcel boundaries and ownership. While Area B on the respective real estate map identifies the State of New York as the owner, other public maps sources showed the eastern boundary of Block 2 lot 21, which is privately-owned, extending towards the Hudson River shoreline, which suggests Area B could be privately-owned. It is unknown if discrepancies extend to adjacent lots. Title searches and land surveys would be needed to confirm ownership and property boundaries at Binnen Kill (South).

b. Moodna Creek AOP1 (Utility Crossing) proposes the removal of a non-functional sewer line. The sewer line lies within an easement owned by San Giacomina Co. and follows a north-south directional path that crossing Moodna Creek and two lots. Approximately 0.253 of an acre is required for a Temporary Work Area Easement within San Giacomina Co.'s easement right-of-way.

The Sponsor has communicated with an attorney representing the owner of the sewer line through a third party partner. The representative was made aware of the Study and the inclusion of the sewer crossing as a potential restoration project. The representative and his client plan to review the information about the proposed plan within this report to determine their continued interest in implementation of the Recommended Plan.

## **22. Point of Contact**

The point of contacts for this REP is the Real Estate Project Delivery Team member Carlos E. Gonzalez at (917)790-8465 (Email: [Carlos.E.Gonzalez@usace.army.mil](mailto:Carlos.E.Gonzalez@usace.army.mil)).

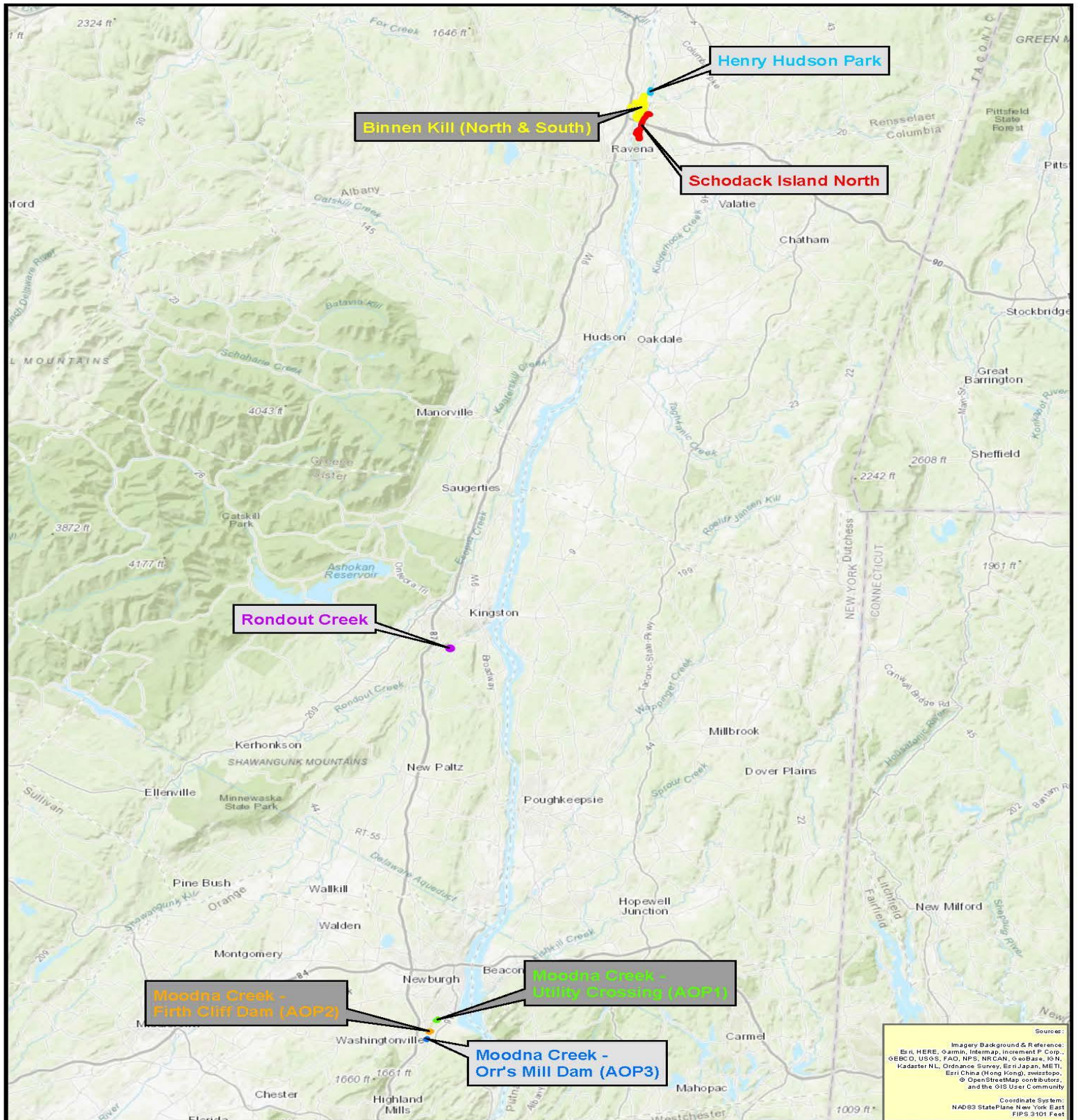
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KAREN KENNEDY  
Chief, Real Estate Division  
Real Estate Contracting Officer



**EXHIBIT "A"**  
**REAL ESTATE MAPS**





### Legend

- |  |                             |
|--|-----------------------------|
| Rondout Creek                          | Henry Hudson Park           |
| Moodna Creek - Utility Crossing (AOP1) | Binnen Kill (North & South) |
| Moodna Creek - Firth Cliff Dam (AOP2)  | Schodack Island North       |
| Moodna Creek - Orr's Mill Dam (AOP3)   |                             |

1 inch = 7 miles

0 5 10 20 Miles



### HUDSON RIVER HABITAT RESTORATION PROJECT

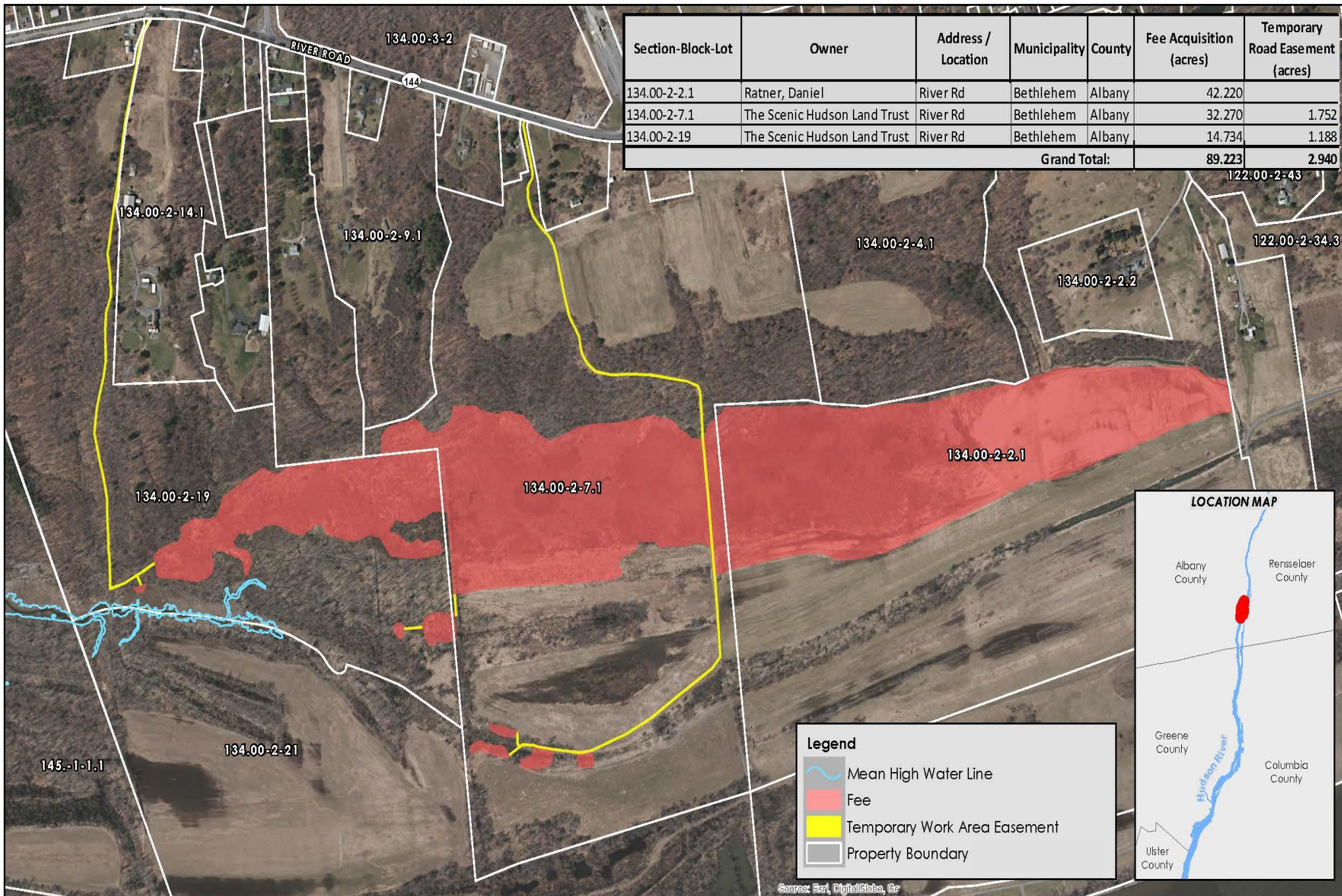
## Real Estate Index Map of Project Locations

January 2019



U.S. ARMY CORPS OF ENGINEERS  
NEW YORK DISTRICT





NOTES:  
 1. Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
 2. 2017 property boundaries obtained from Albany County Real Property Tax Service Agency.  
 3. Mean high water elevation obtained from the Hudson River Environmental Conditions Observing System (HRECOS), Schodack Island Station. Line derived using 2011-2012 UDAR data obtained from the New York State GIS Clearinghouse.



US Army Corps  
of Engineers  
New York District



0 500 1,000 Feet

Map Projection: NAD 1983 StatePlane New York East FIPS 3101 Feet

## REAL ESTATE MAP

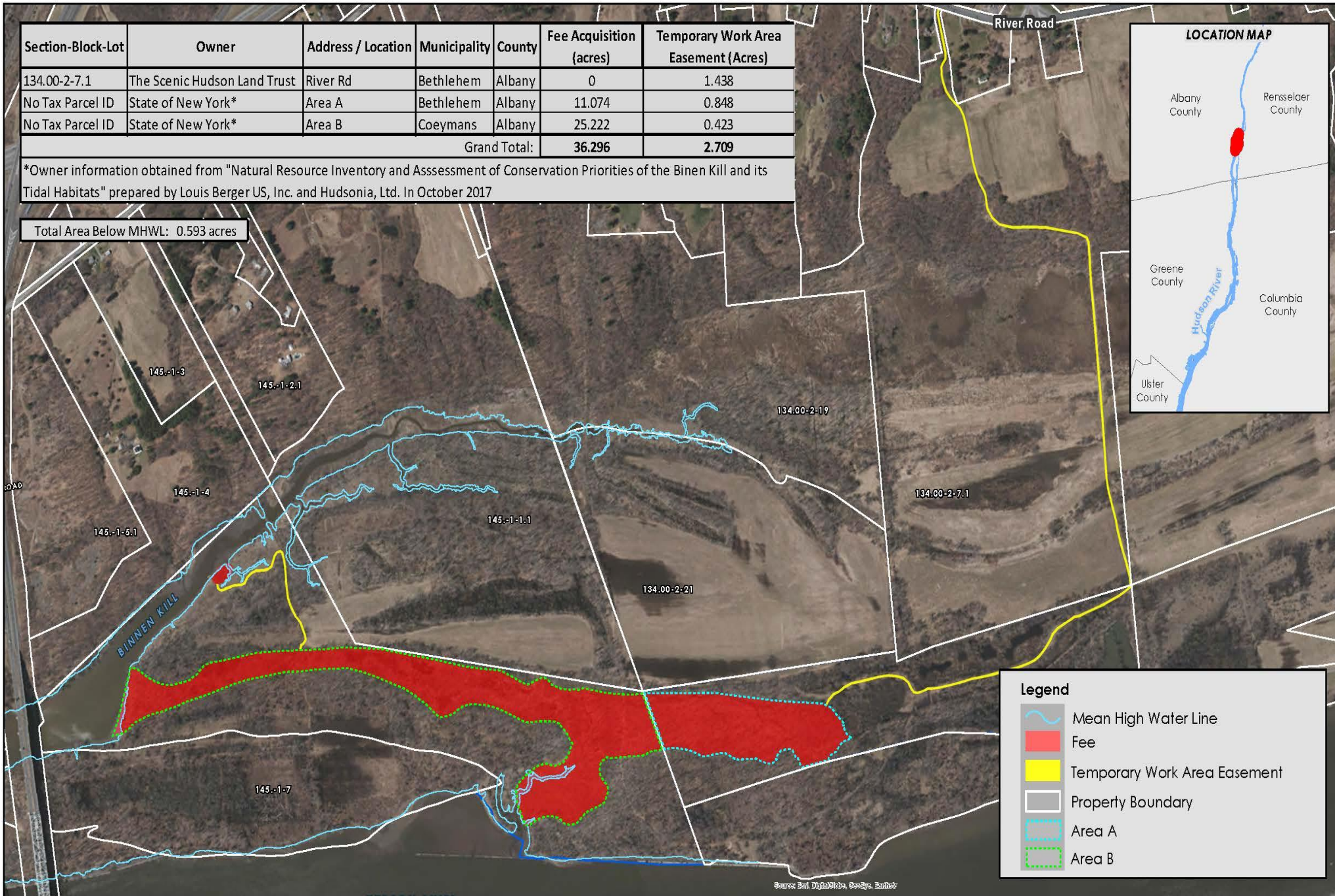
HUDSON RIVER HABITAT RESTORATION  
 BINNEN KILL NORTH  
 TOWNS OF BETHLEHEM AND COEYMANS  
 ALBANY COUNTY, NEW YORK



Section-Block-Lot	Owner	Address / Location	Municipality	County	Fee Acquisition (acres)	Temporary Work Area Easement (Acres)
134.00-2-7.1	The Scenic Hudson Land Trust	River Rd	Bethlehem	Albany	0	1.438
No Tax Parcel ID	State of New York*	Area A	Bethlehem	Albany	11.074	0.848
No Tax Parcel ID	State of New York*	Area B	Coeymans	Albany	25.222	0.423
Grand Total:					36.296	2.709

\*Owner information obtained from "Natural Resource Inventory and Assessment of Conservation Priorities of the Binen Kill and its Tidal Habitats" prepared by Louis Berger US, Inc. and Hudsonia, Ltd. In October 2017

Total Area Below MHWL: 0.593 acres



#### NOTES:

1. 2017 orthoimagery obtained from the New York State GIS Clearinghouse; [gis.ny.gov](http://gis.ny.gov)
2. 2017 property boundaries obtained from Albany County Real Property Tax Service Agency.
3. Mean high water elevation obtained from the Hudson River Environmental Conditions Observing System (HRECOS), Schodack Island Station. Line derived using 2011-2012 LiDAR data obtained from the New York State GIS Clearinghouse.



US Army Corps  
of Engineers  
New York District



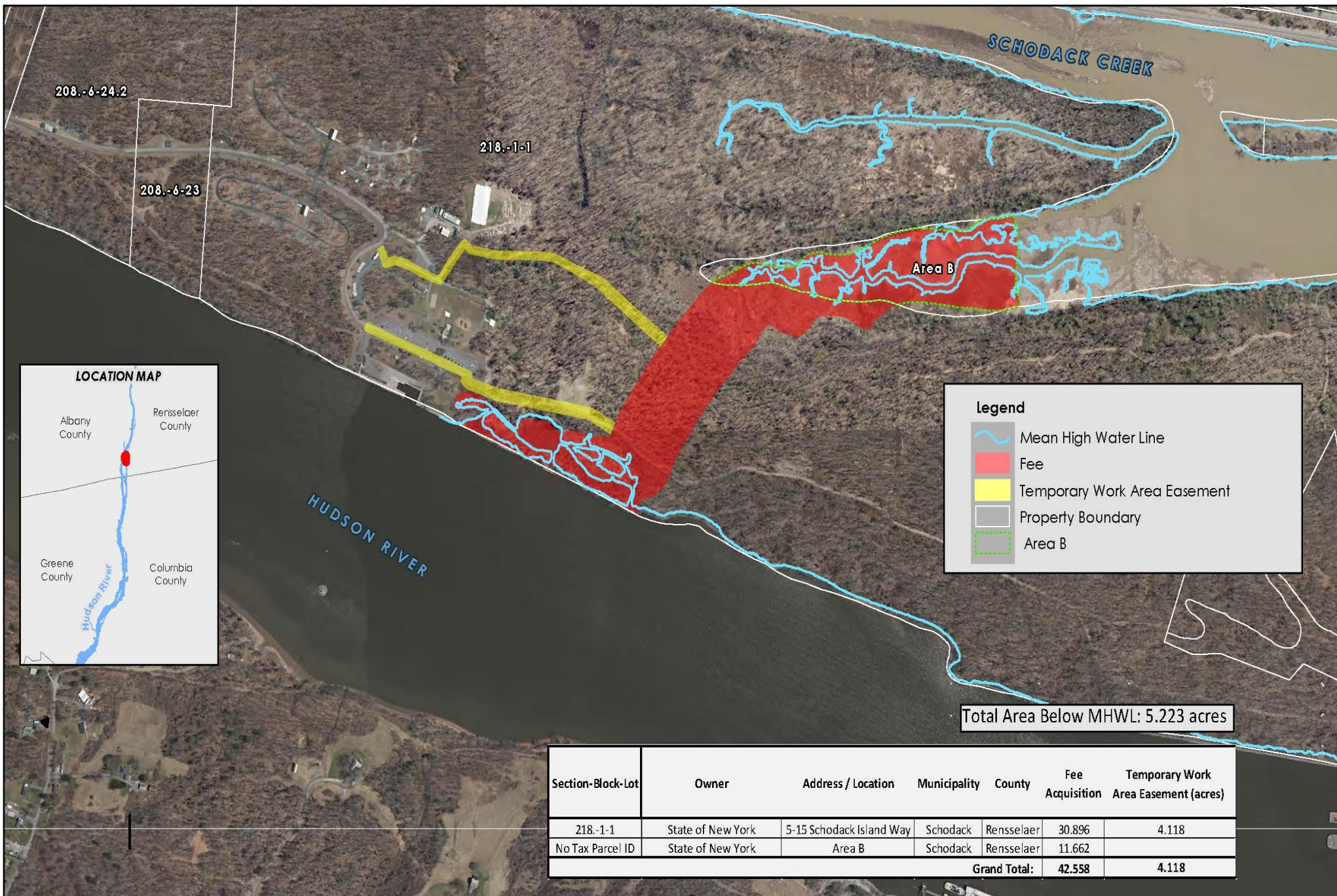
0 400 800  
Feet

Map Projection: NAD 1983 StatePlane New York East FIPS 3101 Feet

## REAL ESTATE MAP

HUDSON RIVER HABITAT RESTORATION  
BINNEN KILL SOUTH  
TOWNS OF BETHLEHEM AND COEYMANS  
ALBANY COUNTY, NEW YORK















Section-Block-Lot	Owner	Address / Location	Municipality	County	Fee	Temporary Work Area Easement (Acres)
122.00-2-21	Town of Bethlehem	Lyons Rd	Bethlehem	Albany	0.205	0.492
122.00-2-26	Vagele, Howard C Jr	Lyons Rd	Bethlehem	Albany	3.230	0.172
No Tax Parcel ID	Unknown	Area A	Bethlehem	Albany	0.424	0.021
No Tax Parcel ID	Unknown	Area B	Bethlehem	Albany	0.284	
No Tax Parcel ID	Unknown	Area C	Bethlehem	Albany	0.051	
No Tax Parcel ID	Unknown	Area D	Bethlehem	Albany	0.008	
Grand Total:					4.202	0.684

Total Area Below MHWL: 0.572 acres

#### Legend

-  Mean High Water Line
-  Property Boundary
-  Fee
-  Temporary Work Area Easement
-  Area A
-  Area B
-  Area C
-  Area D

#### LOCATION MAP



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

#### NOTES:

1. 2017 orthoimagery obtained from the New York State GIS Clearinghouse: [gis.ny.gov](http://gis.ny.gov)
2. 2017 property boundaries obtained from the Albany County Real Property Tax Service Agency.
3. Mean high water elevation obtained from the Hudson River Environmental Conditions Observing System (HRECOS), Schoadack Island Station. Line derived using 2011-2012 lidar data obtained from the New York State GIS Clearinghouse.



US Army Corps  
of Engineers  
New York District



0 120 240  
Feet

Map Projection: NAD 1983 StatePlane New York East FIPS 3101 Feet

## REAL ESTATE MAP

HUDSON RIVER HABITAT RESTORATION  
HENRY HUDSON PARK  
TOWN OF BETHLEHEM  
ALBANY COUNTY, NEW YORK

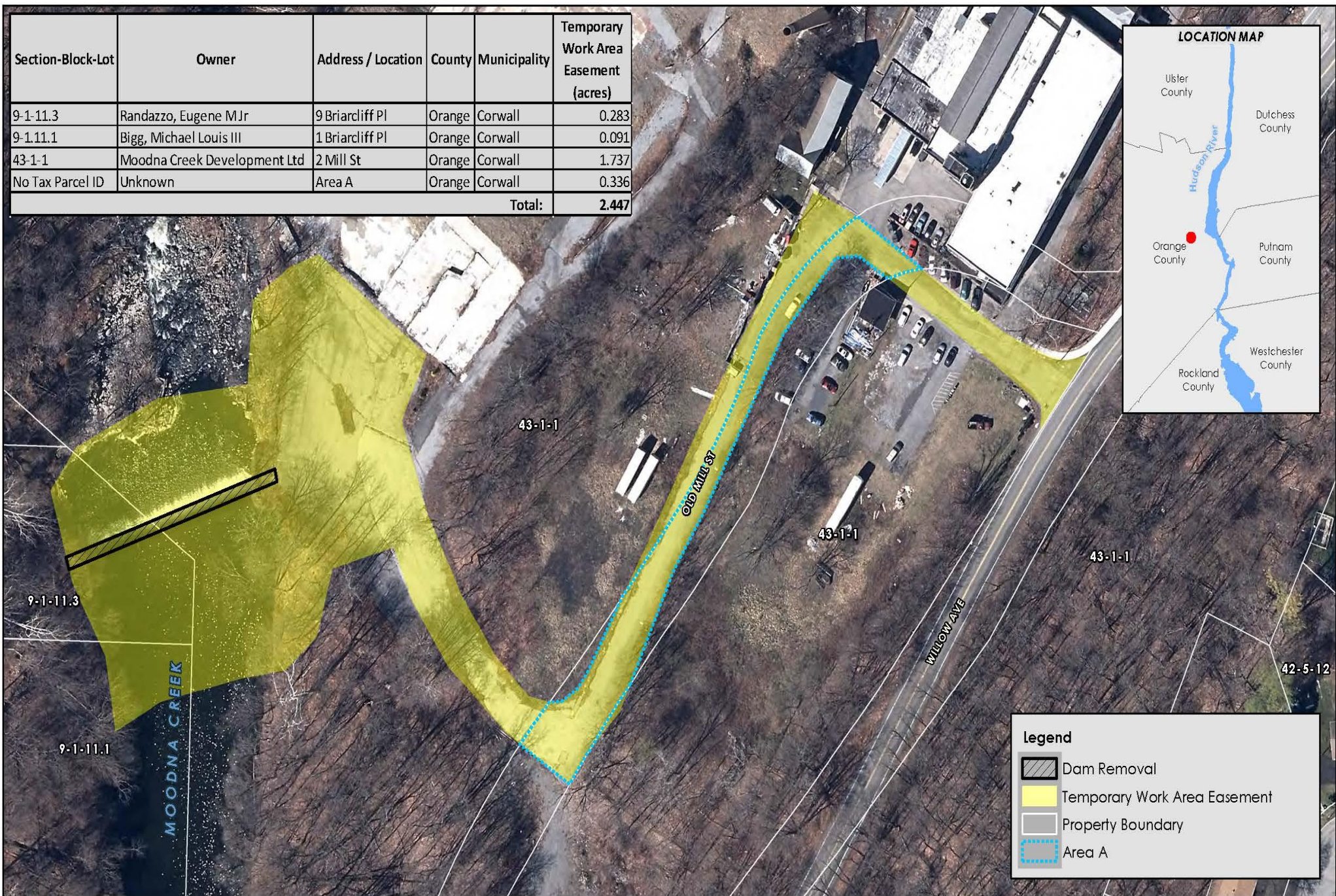


Section-Block-Lot	Owner	Address / Location	Municipality	County	Temporary Work Area Easement (acres)
37-1-42.22	Hussain, Ayda E & Hussain, Argueta C	169 Forge Hill Road	New Windsor	Orange	0.149
37-1-74	Town of New Windsor	131 Forge Hill Road	New Windsor	Orange	0.988
No Tax Parcel ID	State of New York	Area A	New Windsor	Orange	0.989
No Tax Parcel ID	Public	Area B	New Windsor	Orange	0.031
Grand Total:					2.157





Section-Block-Lot	Owner	Address / Location	County	Municipality	Temporary Work Area Easement (acres)
9-1-11.3	Randazzo, Eugene MJr	9 Briardcliff Pl	Orange	Corwall	0.283
9-1.11.1	Bigg, Michael Louis III	1 Briardcliff Pl	Orange	Corwall	0.091
43-1-1	Moodna Creek Development Ltd	2 Mill St	Orange	Corwall	1.737
No Tax Parcel ID	Unknown	Area A	Orange	Corwall	0.336
Total:					2.447



NOTES:  
 1. 2016 orthoimagery obtained from the New York State GIS Clearinghouse:  
[gis.ny.gov](http://gis.ny.gov)  
 2. 2016 property boundaries obtained from Orange County GIS Division website:  
<http://ocgis.orangecountygov.com/>



US Army Corps  
of Engineers  
New York District



0 75 150 Feet

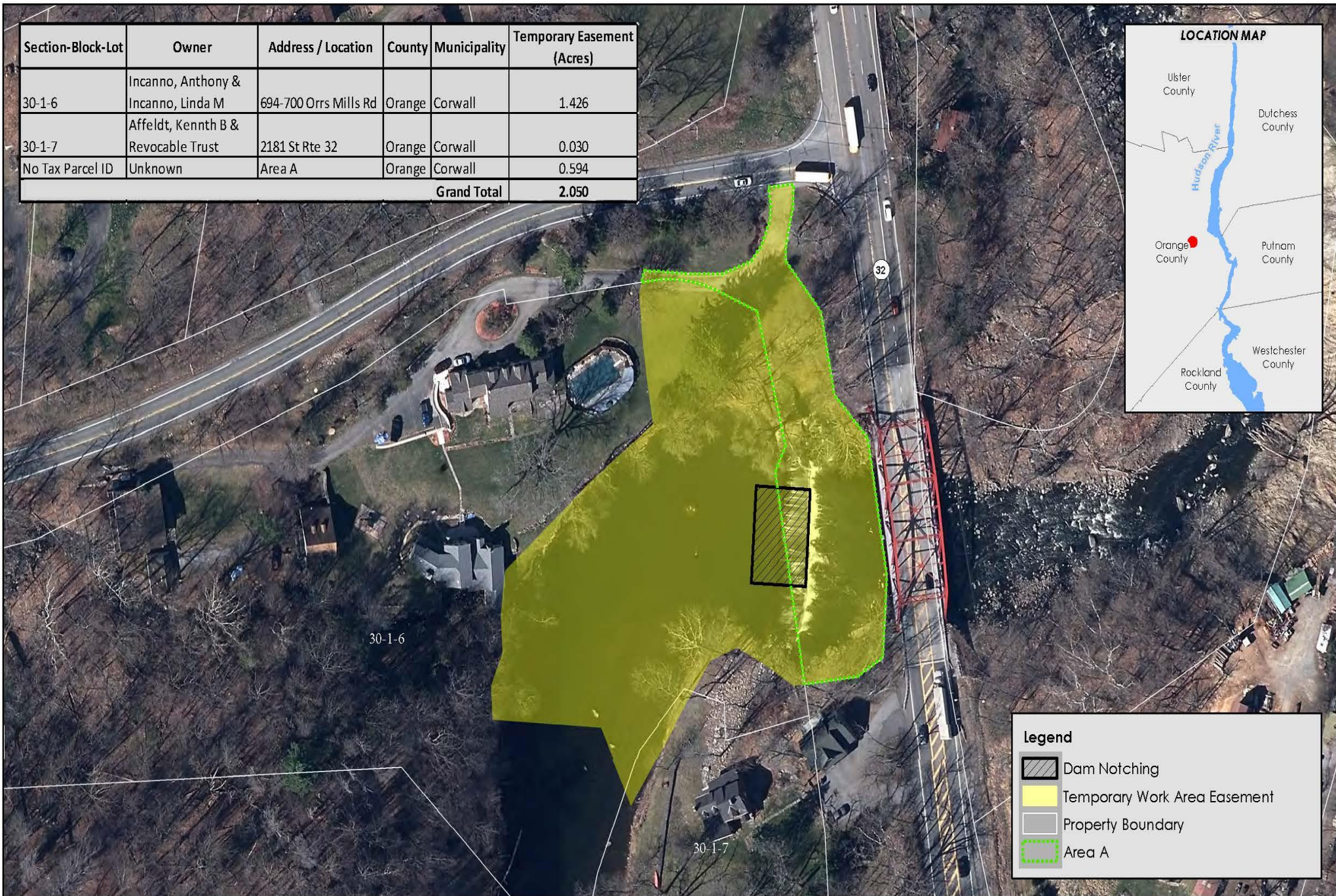
Map Projection: NAD 1983 StatePlane New York East FIPS 3101 Feet

## REAL ESTATE MAP

HUDSON RIVER HABITAT RESTORATION  
 MOODNA CREEK - AOP 2: FIRTH CLIFF DAM  
 TOWN OF CORNWALL  
 ORANGE COUNTY, NEW YORK



Section-Block-Lot	Owner	Address / Location	County	Municipality	Temporary Easement (Acres)
30-1-6	Incanno, Anthony & Incanno, Linda M	694-700 Orrs Mills Rd	Orange	Corwall	1.426
30-1-7	Affeldt, Kennth B & Revocable Trust	2181 St Rte 32	Orange	Corwall	0.030
No Tax Parcel ID	Unknown	Area A	Orange	Corwall	0.594
Grand Total					2.050

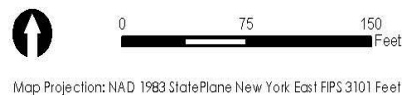


**Legend**

- Dam Notching
- Temporary Work Area Easement
- Property Boundary
- Area A



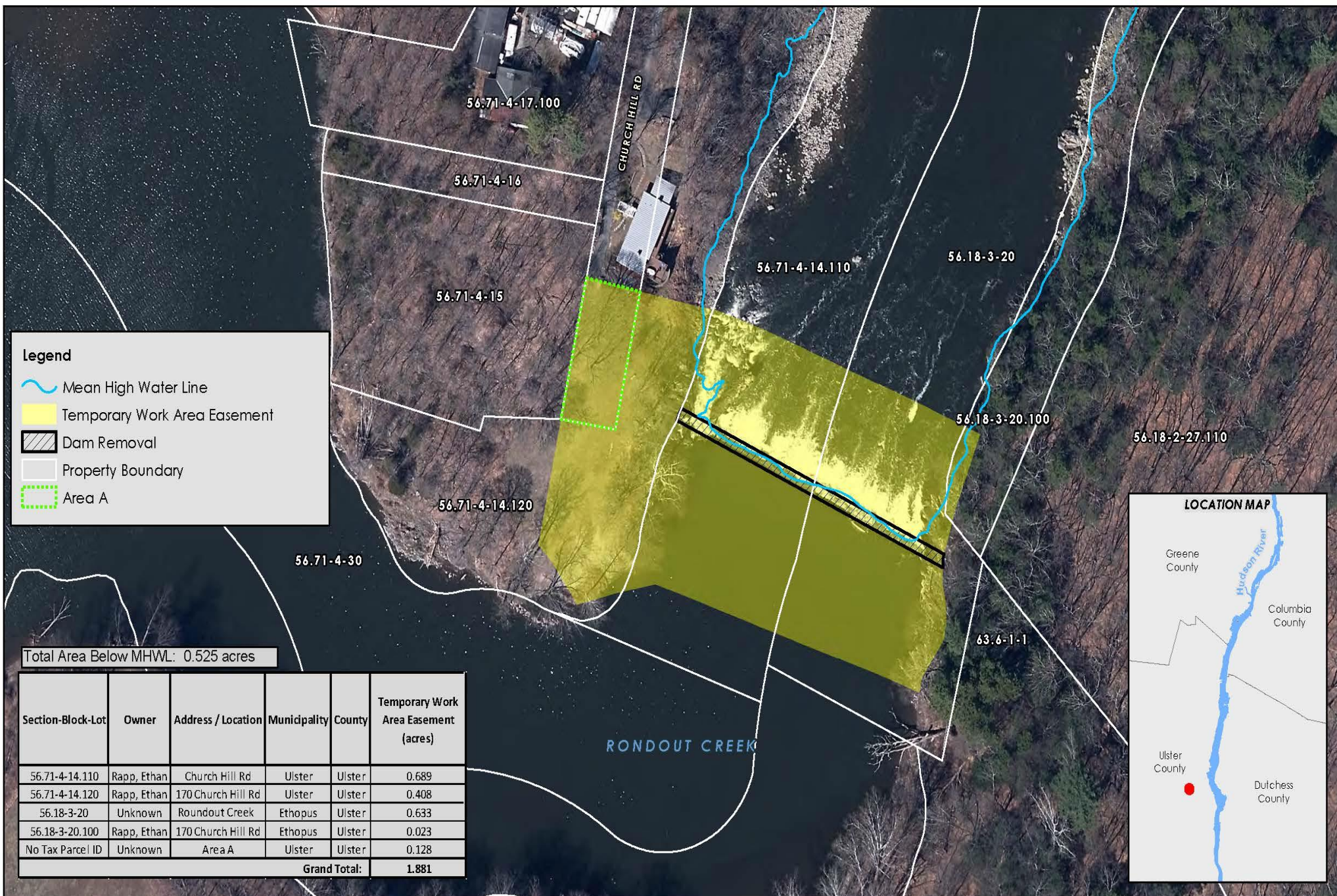
NOTES:  
 1. 2016 orthoimagery obtained from the New York State GIS Clearinghouse: [gis.ny.gov](http://gis.ny.gov)  
 2. 2016 property boundaries obtained from Orange County GIS Division website: <http://ocgis.orangecountygov.com/>



## REAL ESTATE MAP

HUDSON RIVER HABITAT RESTORATION  
 MOODNA CREEK - AOP 3: ORR'S MILL DAM  
 TOWN OF CORNWALL  
 ORANGE COUNTY, NEW YORK





**EXHIBIT “B”**  
**PARCEL DATA**



**EXHIBIT “B”  
PARCEL DATA**

Site	Sec-Block-Lot	Address/Location	City	County	Owner	Fee (ac)	*TWAE (ac)	Total
Binnen Kill (North)	134.00-2-2.1	River Road	Bethlehem	Albany	Private Owner	42.22	-	42.22
	134.00-2-7.1	River Road	Bethlehem	Albany	The Scenic Hudson Land Trust	32.27	1.75	34.02
	134.00-2-19	River Road	Bethlehem	Albany	The Scenic Hudson Land Trust	14.73	1.19	15.92
Binnen Kill (South)	134.00-2-7.1	River Road	Bethlehem	Albany	The Scenic Hudson Land Trust	-	1.44	1.44
	No Tax Parcel ID	Area A	Bethlehem	Albany	State of New York	1.07	0.85	11.92
	No Tax Parcel ID	Area B	Coeymans	Albany	State of New York	25.22	0.42	25.65
Schodack Island (North)	218.-1-1	5-15 Schodack Island Way	Schodack	Rensselaer	State of New York	30.90	4.12	35.01
	No Tax Parcel ID	Area B	Schodack	Rensselaer	State of New York	11.67	-	11.67
Henry Hudson Park	122.00-2-21	Lyons Road	Bethlehem	Albany	Town of Bethlehem	0.18	0.49	0.67
	122.00-2-26	Lyons Road	Bethlehem	Albany	Town of Bethlehem	3.23	0.17	3.40
	No Tax Parcel ID	Area A	Bethlehem	Albany	Town of Bethlehem	0.42	0.02	0.45
	No Tax Parcel ID	Area B	Bethlehem	Albany	Town of Bethlehem	0.28	-	0.28
	No Tax Parcel ID	Area C	Bethlehem	Albany	Town of Bethlehem	0.05	-	0.05
	No Tax Parcel ID	Area D	Bethlehem	Albany	Town of Bethlehem	0.01	-	0.01
Moodna Creek AOP1 (Utility Crossing)	37-1-42.22	169 Forge Hill Road	New Windsor	Orange	Private Owner	-	0.15	0.15
	37-1-74	131 Forge Hill Road	New Windsor	Orange	Town of New Windsor	-	0.99	0.99
	No Tax Parcel ID	Sewer Line Easement	New Windsor	Orange	San Giacoma Co.	-	-	-
	No Tax Parcel ID	Area A	New Windsor	Orange	Public Right-of-Way	-	0.99	0.99
	No Tax Parcel ID	Area B	New Windsor	Orange	Public Right-of-Way	-	0.03	0.03
Moodna Creek AOP 2 (Firth Cliff Dam)	9-1-11.1	1 Briarcliff Place	Cornwall	Orange	Private Owner	-	0.09	0.09
	9-1-11.3	9 Briarcliff Place	Cornwall	Orange	Private Owner	-	0.28	0.28
	43-1-1	2 Mill Street	Cornwall	Orange	Private Owner	-	1.74	1.74
	No Tax Parcel ID	Area A	Cornwall	Orange	Unknown	-	0.34	0.34

**EXHIBIT “B”  
PARCEL DATA**

Site	Sec-Block-Lot	Address/Location	City	County	Owner	Fee (ac)	*TWAE (ac)	Total
Moodna Creek AOP 3 (Orr's Mill Dam)	30-1-6	694-700 Orrs Mills Road	Cornwall	Orange	Private Owner	-	1.43	1.43
	30-1-7	2181 St Rte 32	Cornwall	Orange	Private Owner	-	0.03	0.03
	No Tax Parcel ID	Area A	Cornwall	Orange	Private Owner	-	0.59	0.59
Rondout Creek	56.18-3-20	Rondout Creek	Ethopus	Ulster	Unknown	-	0.63	0.63
	56.18-3-20.100	170 Church Hill Rd	Ethopus	Ulster	Private Owner	-	0.02	0.02
	56.71-4-14.110	Church Hill Rd	Ulster	Ulster	Private Owner	-	0.69	0.69
	56.71-4-14.120	170 Church Hill Rd	Ulster	Ulster	Private Owner	-	0.41	0.41
	No Tax Parcel ID	Area A	Ulster	Ulster	Public Right-of-Way	-	0.13	0.13

\*TWAE- Temporary Work Area Easement

**EXHIBIT “C”**  
**ESTATES**

EXHIBIT “C”  
ESTATES

**1) FEE (Standard Estate No. 1)**

The fee simple title to the land described in Schedule A, subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

**2) TEMPORARY WORK AREA EASEMENT (Standard Estate No. 15)**

A temporary easement and right-of-way in, on, over and across the land described in Schedule A, for a period not to exceed *[site specific]*, beginning with date possession of the land is granted to the United States, for use by the United States, its representatives, agents, and contractors as a work area, including the right to move, store and remove equipment and supplies, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the Hudson River Habitat Restoration, Ecosystem Restoration Project, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

**EXHIBIT “D”**  
**BASELINE COST ESTATE FOR REAL ESTATE**

**BASELINE COST ESTIMATE FOR REAL ESTATE  
HUDSON RIVER HABITAT RESTORATION,  
ECOSYSTEM RESTORATION FEASIBILITY STUDY, NEW YORK  
(Binnen Kill (North & South), Schodack North,  
Heny Hudson Park, Moodna Creek (AOP 1-3), Rondout Creek)**

	TOTAL PROJECT REAL ESTATE COSTS	NON-FED	FEDERAL	TOTAL COSTS
<b>01A</b>	<b>INCIDENTAL COSTS</b>	<b>\$189,000</b>	<b>\$156,000</b>	<b>\$345,000</b>
<b>01A1</b>	<b>Acquisition (Admin Costs)</b>	<b>\$100,000</b>	<b>\$50,000</b>	<b>\$150,000</b>
01A1A	By the Non-Federal Sponsor	\$100,000		
01A1B	By Government (Govt) on behalf of NFS			
01A1C	By Govt		\$50,000	
<b>01A2</b>	<b>Land Surveys</b>	<b>\$21,000</b>	<b>\$14,000</b>	<b>\$35,000</b>
01A2A	By NFS	\$21,000		
01A2B	By Govt on behalf of NFS			
01A2C	Review of NFS		\$14,000	
<b>01A3</b>	<b>Appraisals</b>	<b>\$35,000</b>	<b>\$28,000</b>	<b>\$63,000</b>
01A3A	By NFS	\$35,000		
01A3B	By Govt on behalf of NFS			
01A3C	Review of NFS		\$28,000	
<b>01A4</b>	<b>Title Services &amp; Closing</b>	<b>\$33,000</b>	<b>\$14,000</b>	<b>\$47,000</b>
01A4A	By NFS	\$33,000		
01A4B	By Govt on behalf of NFS			
01A4C	Review of NFS		\$14,000	
<b>01A5</b>	<b>Other Professional Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A5A	By NFS	\$0		
01A5B	By Govt on behalf of NFS			
01A5C	Review of NFS		\$0	
<b>01A6</b>	<b>PL 91-646 Assistance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A6A	By NFS	\$0		
01A6B	By Govt on behalf of NFS			
01A6C	Review of NFS		\$0	
<b>01A7</b>	<b>Audit</b>	<b>\$0</b>	<b>\$50,000</b>	<b>\$50,000</b>
01A7A	By NFS	\$0		
01A7B	By Govt		\$50,000	
	<b>TOTAL PROJECT REAL ESTATE COSTS</b>	<b>NON-FEDERAL</b>	<b>FEDERAL</b>	<b>TOTAL COSTS</b>
<b>01B</b>	<b>ACQUISITION COSTS</b>	<b>\$742,012</b>	<b>\$0</b>	<b>\$742,012</b>
<b>01B1</b>	<b>Land Payments</b>	<b>\$591,612</b>	<b>\$0</b>	<b>\$591,612</b>
01B1A	By NFS	\$591,612		
01B1B	By Govt on behalf of NFS		\$0	
<b>01B2</b>	<b>Damage Payments</b>	<b>\$150,400</b>	<b>\$0</b>	<b>\$150,400</b>
01B2A	By NFS	\$150,400		
01B2B	By Govt on behalf of NFS		\$0	
<b>01B3</b>	<b>PL 91-646 Payments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B3A	By NFS	\$0		
01B3B	By Govt on behalf of NFS		\$0	
<b>01B4</b>	<b>Condemnation</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B4A	By NFS	\$0		
01B4B	By Govt on behalf of NFS		\$0	
<b>01B5</b>	<b>Disposals</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B5A	By Government	\$0		
01B5B	By NFS			
01B5C	By Govt on behalf of NFS		\$0	
	Subtotal Lands & Damages (01A + 01B)	\$931,012	\$156,000	\$1,087,012
	Contingencies	\$277,729	\$45,350	\$323,079
<b>01</b>	<b>TOTAL LANDS &amp; DAMAGES</b>	<b>\$1,208,741</b>	<b>\$201,350</b>	<b>\$1,410,091</b>



**BASELINE COST ESTIMATE FOR REAL ESTATE  
HUDSON RIVER HABITAT RESTORATION  
BINNEN KILL (NORTH)**

	TOTAL PROJECT REAL ESTATE COSTS	NON-FED	FEDERAL	TOTAL COSTS
<b>01A</b>	<b>INCIDENTAL COSTS</b>	<b>\$21,500</b>	<b>\$19,000</b>	<b>\$40,500</b>
<b>01A1</b>	<b>Acquisition (Admin Costs)</b>	<b>\$15,000</b>	<b>\$7,500</b>	<b>\$22,500</b>
01A1A	By the Non-Federal Sponsor	\$15,000		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$7,500	
<b>01A2</b>	<b>Land Surveys</b>	<b>\$1,500</b>	<b>\$1,000</b>	<b>\$2,500</b>
01A2A	By NFS	\$1,500		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$1,000	
<b>01A3</b>	<b>Appraisals</b>	<b>\$2,500</b>	<b>\$2,000</b>	<b>\$4,500</b>
01A3A	By NFS	\$2,500		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		\$2,000	
<b>01A4</b>	<b>Title Services &amp; Closing</b>	<b>\$2,500</b>	<b>\$1,000</b>	<b>\$3,500</b>
01A4A	By NFS	\$2,500		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$1,000	
<b>01A5</b>	<b>Other Professional Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A5A	By NFS	\$0		
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS		\$0	
<b>01A6</b>	<b>PL 91-646 Assistance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A6A	By NFS	\$0		
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS		\$0	
<b>01A7</b>	<b>Audit</b>	<b>\$0</b>	<b>\$7,500</b>	<b>\$7,500</b>
01A7A	By NFS	\$0		
01A7B	By Gov't		\$7,500	
	<b>TOTAL PROJECT REAL ESTATE COSTS</b>	<b>NON-FEDERAL</b>	<b>FEDERAL</b>	<b>TOTAL COSTS</b>
<b>01B</b>	<b>ACQUISITION COSTS</b>	<b>\$571,000</b>	<b>\$0</b>	<b>\$571,000</b>
<b>01B1</b>	<b>Land Payments</b>	<b>\$571,000</b>	<b>\$0</b>	<b>\$571,000</b>
01B1A	By NFS	\$571,000		
01B1B	By Gov't on behalf of NFS		\$0	
<b>01B2</b>	<b>Damage Payments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B2A	By NFS	\$0		
01B2B	By Gov't on behalf of NFS		\$0	
<b>01B3</b>	<b>PL 91-646 Payments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B3A	By NFS	\$0		
01B3B	By Gov't on behalf of NFS		\$0	
<b>01B4</b>	<b>Condemnation</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B4A	By NFS	\$0		
01B4B	By Gov't on behalf of NFS		\$0	
<b>01B5</b>	<b>Disposals</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B5A	By Government	\$0		
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS		\$0	
	Subtotal Lands & Damages (01A + 01B)	\$592,500	\$19,000	\$611,500
	Contingency (30%)	\$177,750	\$5,700	\$183,450
<b>01</b>	<b>TOTAL LANDS &amp; DAMAGES</b>	<b>\$770,250</b>	<b>\$24,700</b>	<b>\$794,950</b>

**BASELINE COST ESTIMATE FOR REAL ESTATE  
HUDSON RIVER HABITAT RESTORATION  
BINNEN KILL (SOUTH)**

	TOTAL PROJECT REAL ESTATE COSTS	NON-FED	FEDERAL	TOTAL COSTS
<b>01A</b>	<b>INCIDENTAL COSTS</b>	<b>\$16,500</b>	<b>\$14,000</b>	<b>\$30,500</b>
<b>01A1</b>	<b>Acquisition (Admin Costs)</b>	<b>\$10,000</b>	<b>\$5,000</b>	<b>\$15,000</b>
01A1A	By the Non-Federal Sponsor	\$10,000		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$5,000	
<b>01A2</b>	<b>Land Surveys</b>	<b>\$1,500</b>	<b>\$1,000</b>	<b>\$2,500</b>
01A2A	By NFS	\$1,500		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$1,000	
<b>01A3</b>	<b>Appraisals</b>	<b>\$2,500</b>	<b>\$2,000</b>	<b>\$4,500</b>
01A3A	By NFS	\$2,500		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		\$2,000	
<b>01A4</b>	<b>Title Services &amp; Closing</b>	<b>\$2,500</b>	<b>\$1,000</b>	<b>\$3,500</b>
01A4A	By NFS	\$2,500		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$1,000	
<b>01A5</b>	<b>Other Professional Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A5A	By NFS	\$0		
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS		\$0	
<b>01A6</b>	<b>PL 91-646 Assistance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A6A	By NFS	\$0		
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS		\$0	
<b>01A7</b>	<b>Audit</b>	<b>\$0</b>	<b>\$5,000</b>	<b>\$5,000</b>
01A7A	By NFS	\$0		
01A7B	By Gov't		\$5,000	
	<b>TOTAL PROJECT REAL ESTATE COSTS</b>	<b>NON-FEDERAL</b>	<b>FEDERAL</b>	<b>TOTAL COSTS</b>
<b>01B</b>	<b>ACQUISITION COSTS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>01B1</b>	<b>Land Payments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B1A	By NFS	\$0		
01B1B	By Gov't on behalf of NFS		\$0	
<b>01B2</b>	<b>Damage Payments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B2A	By NFS	\$0		
01B2B	By Gov't on behalf of NFS		\$0	
<b>01B3</b>	<b>PL 91-646 Payments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B3A	By NFS	\$0		
01B3B	By Gov't on behalf of NFS		\$0	
<b>01B4</b>	<b>Condemnation</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B4A	By NFS	\$0		
01B4B	By Gov't on behalf of NFS		\$0	
<b>01B5</b>	<b>Disposals</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B5A	By Government	\$0		
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS		\$0	
	Subtotal Lands & Damages (01A + 01B)	\$16,500	\$14,000	\$30,500
	Contingency (25%)	\$4,125	\$3,500	\$7,625
<b>01</b>	<b>TOTAL LANDS &amp; DAMAGES</b>	<b>\$20,625</b>	<b>\$17,500</b>	<b>\$38,125</b>

**BASELINE COST ESTIMATE FOR REAL ESTATE  
HUDSON RIVER HABITAT RESTORATION  
HENRY HUDSON PARK**

	TOTAL PROJECT REAL ESTATE COSTS	NON-FED	FEDERAL	TOTAL COSTS
<b>01A</b>	<b>INCIDENTAL COSTS</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$20,000</b>
<b>01A1</b>	<b>Acquisition (Admin Costs)</b>	<b>\$10,000</b>	<b>\$5,000</b>	<b>\$15,000</b>
01A1A	By the Non-Federal Sponsor	\$10,000		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$5,000	
<b>01A2</b>	<b>Land Surveys</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A2A	By NFS	\$0		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$0	
<b>01A3</b>	<b>Appraisals</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A3A	By NFS	\$0		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		\$0	
<b>01A4</b>	<b>Title Services &amp; Closing</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A4A	By NFS	\$0		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$0	
<b>01A5</b>	<b>Other Professional Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A5A	By NFS	\$0		
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS		\$0	
<b>01A6</b>	<b>PL 91-646 Assistance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A6A	By NFS	\$0		
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS		\$0	
<b>01A7</b>	<b>Audit</b>	<b>\$0</b>	<b>\$5,000</b>	<b>\$5,000</b>
01A7A	By NFS	\$0		
01A7B	By Gov't		\$5,000	
	<b>TOTAL PROJECT REAL ESTATE COSTS</b>	<b>NON-FEDERAL</b>	<b>FEDERAL</b>	<b>TOTAL COSTS</b>
<b>01B</b>	<b>ACQUISITION COSTS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>01B1</b>	<b>Land Payments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B1A	By NFS	\$0		
01B1B	By Gov't on behalf of NFS		\$0	
<b>01B2</b>	<b>Damage Payments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B2A	By NFS	\$0		
01B2B	By Gov't on behalf of NFS		\$0	
<b>01B3</b>	<b>PL 91-646 Payments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B3A	By NFS	\$0		
01B3B	By Gov't on behalf of NFS		\$0	
<b>01B4</b>	<b>Condemnation</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B4A	By NFS	\$0		
01B4B	By Gov't on behalf of NFS		\$0	
<b>01B5</b>	<b>Disposals</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B5A	By Government	\$0		
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS		\$0	
	Subtotal Lands & Damages (01A + 01B)	\$10,000	\$10,000	\$20,000
	Contingency (25%)	\$2,500	\$2,500	\$5,000
<b>01</b>	<b>TOTAL LANDS &amp; DAMAGES</b>	<b>\$12,500</b>	<b>\$12,500</b>	<b>\$25,000</b>

**BASELINE COST ESTIMATE FOR REAL ESTATE  
HUDSON RIVER HABITAT RESTORATION  
MOODNA CREEK AOP 1 (UTILITY CROSSING)**

	TOTAL PROJECT REAL ESTATE COSTS	NON-FED	FEDERAL	TOTAL COSTS
<b>01A</b>	<b>INCIDENTAL COSTS</b>	<b>\$34,500</b>	<b>\$27,000</b>	<b>\$61,500</b>
<b>01A1</b>	<b>Acquisition (Admin Costs)</b>	<b>\$15,000</b>	<b>\$7,500</b>	<b>\$22,500</b>
01A1A	By the Non-Federal Sponsor	\$15,000		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$7,500	
<b>01A2</b>	<b>Land Surveys</b>	<b>\$4,500</b>	<b>\$3,000</b>	<b>\$7,500</b>
01A2A	By NFS	\$4,500		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$3,000	
<b>01A3</b>	<b>Appraisals</b>	<b>\$7,500</b>	<b>\$6,000</b>	<b>\$13,500</b>
01A3A	By NFS	\$7,500		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		\$6,000	
<b>01A4</b>	<b>Title Services &amp; Closing</b>	<b>\$7,500</b>	<b>\$3,000</b>	<b>\$10,500</b>
01A4A	By NFS	\$7,500		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$3,000	
<b>01A5</b>	<b>Other Professional Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A5A	By NFS	\$0		
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS		\$0	
<b>01A6</b>	<b>PL 91-646 Assistance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A6A	By NFS	\$0		
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS		\$0	
<b>01A7</b>	<b>Audit</b>	<b>\$0</b>	<b>\$7,500</b>	<b>\$7,500</b>
01A7A	By NFS			
01A7B	By Gov't		\$7,500	
	<b>TOTAL PROJECT REAL ESTATE COSTS</b>	<b>NON-FEDERAL</b>	<b>FEDERAL</b>	<b>TOTAL COSTS</b>
<b>01B</b>	<b>ACQUISITION COSTS</b>	<b>\$5,565</b>	<b>\$0</b>	<b>\$5,565</b>
<b>01B1</b>	<b>Land Payments</b>	<b>\$565</b>	<b>\$0</b>	<b>\$565</b>
01B1A	By NFS	\$565		
01B1B	By Gov't on behalf of NFS			
<b>01B2</b>	<b>Damage Payments</b>	<b>\$5,000</b>	<b>\$0</b>	<b>\$5,000</b>
01B2A	By NFS	\$5,000		
01B2B	By Gov't on behalf of NFS		\$0	
<b>01B3</b>	<b>PL 91-646 Payments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B3A	By NFS	\$0		
01B3B	By Gov't on behalf of NFS		\$0	
<b>01B4</b>	<b>Condemnation</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B4A	By NFS	\$0		
01B4B	By Gov't on behalf of NFS		\$0	
<b>01B5</b>	<b>Disposals</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B5A	By Government	\$0		
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS		\$0	
	Subtotal Lands & Damages (01A + 01B)	\$40,065	\$27,000	\$67,065
	Contingency (30%)	\$12,020	\$8,100	\$20,120
<b>01</b>	<b>TOTAL LANDS &amp; DAMAGES</b>	<b>\$52,085</b>	<b>\$35,100</b>	<b>\$87,185</b>

**BASELINE COST ESTIMATE FOR REAL ESTATE  
HUDSON RIVER HABITAT RESTORATION  
MOODNA CREEK AOP 2 (FIRTH CLIFF DAM)**

	TOTAL PROJECT REAL ESTATE COSTS	NON-FED	FEDERAL	TOTAL COSTS
<b>01A</b>	<b>INCIDENTAL COSTS</b>	<b>\$34,500</b>	<b>\$27,000</b>	<b>\$61,500</b>
<b>01A1</b>	<b>Acquisition (Admin Costs)</b>	<b>\$15,000</b>	<b>\$7,500</b>	<b>\$22,500</b>
01A1A	By the Non-Federal Sponsor	\$15,000		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$7,500	
<b>01A2</b>	<b>Land Surveys</b>	<b>\$4,500</b>	<b>\$3,000</b>	<b>\$7,500</b>
01A2A	By NFS	\$4,500		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$3,000	
<b>01A3</b>	<b>Appraisals</b>	<b>\$7,500</b>	<b>\$6,000</b>	<b>\$13,500</b>
01A3A	By NFS	\$7,500		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		\$6,000	
<b>01A4</b>	<b>Title Services &amp; Closing</b>	<b>\$7,500</b>	<b>\$3,000</b>	<b>\$10,500</b>
01A4A	By NFS	\$7,500		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$3,000	
<b>01A5</b>	<b>Other Professional Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A5A	By NFS	\$0		
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS		\$0	
<b>01A6</b>	<b>PL 91-646 Assistance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A6A	By NFS	\$0		
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS		\$0	
<b>01A7</b>	<b>Audit</b>	<b>\$0</b>	<b>\$7,500</b>	<b>\$7,500</b>
01A7A	By NFS	\$0		
01A7B	By Gov't		\$7,500	
	<b>TOTAL PROJECT REAL ESTATE COSTS</b>	<b>NON-FEDERAL</b>	<b>FEDERAL</b>	<b>TOTAL COSTS</b>
<b>01B</b>	<b>ACQUISITION COSTS</b>	<b>\$35,991</b>	<b>\$0</b>	<b>\$35,991</b>
<b>01B1</b>	<b>Land Payments</b>	<b>\$10,591</b>	<b>\$0</b>	<b>\$10,591</b>
01B1A	By NFS	\$10,591		
01B1B	By Gov't on behalf of NFS		\$0	
<b>01B2</b>	<b>Damage Payments</b>	<b>\$25,400</b>	<b>\$0</b>	<b>\$25,400</b>
01B2A	By NFS	\$25,400		
01B2B	By Gov't on behalf of NFS		\$0	
<b>01B3</b>	<b>PL 91-646 Payments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B3A	By NFS	\$0		
01B3B	By Gov't on behalf of NFS		\$0	
<b>01B4</b>	<b>Condemnation</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B4A	By NFS	\$0		
01B4B	By Gov't on behalf of NFS		\$0	
<b>01B5</b>	<b>Disposals</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B5A	By Government	\$0		
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS		\$0	
	Subtotal Lands & Damages (01A + 01B)	\$70,491	\$27,000	\$97,491
	Contingency (30%)	\$21,147	\$8,100	\$29,247
<b>01</b>	<b>TOTAL LANDS &amp; DAMAGES</b>	<b>\$91,638</b>	<b>\$35,100</b>	<b>\$126,738</b>

**BASELINE COST ESTIMATE FOR REAL ESTATE  
HUDSON RIVER HABITAT RESTORATION  
MOODNA CREEK AOP 3 (ORR'S MILL DAM)**

	TOTAL PROJECT REAL ESTATE COSTS	NON-FED	FEDERAL	TOTAL COSTS
<b>01A</b>	<b>INCIDENTAL COSTS</b>	<b>\$23,000</b>	<b>\$18,000</b>	<b>\$41,000</b>
<b>01A1</b>	<b>Acquisition (Admin Costs)</b>	<b>\$10,000</b>	<b>\$5,000</b>	<b>\$15,000</b>
01A1A	By the Non-Federal Sponsor	\$10,000		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$5,000	
<b>01A2</b>	<b>Land Surveys</b>	<b>\$3,000</b>	<b>\$2,000</b>	<b>\$5,000</b>
01A2A	By NFS	\$3,000		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$2,000	
<b>01A3</b>	<b>Appraisals</b>	<b>\$5,000</b>	<b>\$4,000</b>	<b>\$9,000</b>
01A3A	By NFS	\$5,000		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		\$4,000	
<b>01A4</b>	<b>Title Services &amp; Closing</b>	<b>\$5,000</b>	<b>\$2,000</b>	<b>\$7,000</b>
01A4A	By NFS	\$5,000		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$2,000	
<b>01A5</b>	<b>Other Professional Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A5A	By NFS	\$0		
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS		\$0	
<b>01A6</b>	<b>PL 91-646 Assistance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A6A	By NFS	\$0		
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS		\$0	
<b>01A7</b>	<b>Audit</b>	<b>\$0</b>	<b>\$5,000</b>	<b>\$5,000</b>
01A7A	By NFS	\$0		
01A7B	By Gov't		\$5,000	
	<b>TOTAL PROJECT REAL ESTATE COSTS</b>	<b>NON-FEDERAL</b>	<b>FEDERAL</b>	<b>TOTAL COSTS</b>
<b>01B</b>	<b>ACQUISITION COSTS</b>	<b>\$29,456</b>	<b>\$0</b>	<b>\$29,456</b>
<b>01B1</b>	<b>Land Payments</b>	<b>\$9,456</b>	<b>\$0</b>	<b>\$9,456</b>
01B1A	By NFS	\$9,456		
01B1B	By Gov't on behalf of NFS		\$0	
<b>01B2</b>	<b>Damage Payments</b>	<b>\$20,000</b>	<b>\$0</b>	<b>\$20,000</b>
01B2A	By NFS	\$20,000		
01B2B	By Gov't on behalf of NFS		\$0	
<b>01B3</b>	<b>PL 91-646 Payments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B3A	By NFS	\$0		
01B3B	By Gov't on behalf of NFS		\$0	
<b>01B4</b>	<b>Condemnation</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B4A	By NFS	\$0		
01B4B	By Gov't on behalf of NFS		\$0	
<b>01B5</b>	<b>Disposals</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B5A	By Government	\$0		
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS		\$0	
	Subtotal Lands & Damages (01A + 01B)	\$52,456	\$18,000	\$70,456
	Contingency (30%)	\$15,737	\$5,400	\$21,137
<b>01</b>	<b>TOTAL LANDS &amp; DAMAGES</b>	<b>\$68,193</b>	<b>\$23,400</b>	<b>\$91,593</b>

**BASELINE COST ESTIMATE FOR REAL ESTATE  
HUDSON RIVER HABITAT RESTORATION  
RONDOUT CREEK**

	TOTAL PROJECT REAL ESTATE COSTS	NON-FED	FEDERAL	TOTAL COSTS
<b>01A</b>	<b>INCIDENTAL COSTS</b>	<b>\$44,000</b>	<b>\$36,000</b>	<b>\$80,000</b>
<b>01A1</b>	<b>Acquisition (Admin Costs)</b>	<b>\$20,000</b>	<b>\$10,000</b>	<b>\$30,000</b>
01A1A	By the Non-Federal Sponsor	\$20,000		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$10,000	
<b>01A2</b>	<b>Land Surveys</b>	<b>\$6,000</b>	<b>\$4,000</b>	<b>\$10,000</b>
01A2A	By NFS	\$6,000		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$4,000	
<b>01A3</b>	<b>Appraisals</b>	<b>\$10,000</b>	<b>\$8,000</b>	<b>\$18,000</b>
01A3A	By NFS	\$10,000		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		\$8,000	
<b>01A4</b>	<b>Title Services &amp; Closing</b>	<b>\$8,000</b>	<b>\$4,000</b>	<b>\$12,000</b>
01A4A	By NFS	\$8,000		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$4,000	
<b>01A5</b>	<b>Other Professional Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A5A	By NFS	\$0		
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS		\$0	
<b>01A6</b>	<b>PL 91-646 Assistance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A6A	By NFS	\$0		
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS		\$0	
<b>01A7</b>	<b>Audit</b>	<b>\$0</b>	<b>\$10,000</b>	<b>\$10,000</b>
01A7A	By NFS	\$0		
01A7B	By Gov't		\$10,000	
	<b>TOTAL PROJECT REAL ESTATE COSTS</b>	<b>NON-FEDERAL</b>	<b>FEDERAL</b>	<b>TOTAL COSTS</b>
<b>01B</b>	<b>ACQUISITION COSTS</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$100,000</b>
<b>01B1</b>	<b>Land Payments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B1A	By NFS	\$0		
01B1B	By Gov't on behalf of NFS		\$0	
<b>01B2</b>	<b>Damage Payments</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$100,000</b>
01B2A	By NFS	\$100,000		
01B2B	By Gov't on behalf of NFS		\$0	
<b>01B3</b>	<b>PL 91-646 Payments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B3A	By NFS	\$0		
01B3B	By Gov't on behalf of NFS		\$0	
<b>01B4</b>	<b>Condemnation</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B4A	By NFS	\$0		
01B4B	By Gov't on behalf of NFS		\$0	
<b>01B5</b>	<b>Disposals</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B5A	By Government	\$0		
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS		\$0	
	Subtotal Lands & Damages (01A + 01B)	\$144,000	\$36,000	\$180,000
	Contingency (30%)	\$43,200	\$10,800	\$54,000
<b>01</b>	<b>TOTAL LANDS &amp; DAMAGES</b>	<b>\$187,200</b>	<b>\$46,800</b>	<b>\$234,000</b>



**BASELINE COST ESTIMATE FOR REAL ESTATE  
HUDSON RIVER HABITAT RESTORATION  
SHODACK ISLAND (NORTH)**

	TOTAL PROJECT REAL ESTATE COSTS	NON-FED	FEDERAL	TOTAL COSTS
<b>01A</b>	<b>INCIDENTAL COSTS</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$10,000</b>
<b>01A1</b>	<b>Acquisition (Admin Costs)</b>	<b>\$5,000</b>	<b>\$2,500</b>	<b>\$7,500</b>
01A1A	By the Non-Federal Sponsor	\$5,000		
01A1B	By Government (Gov't) on behalf of NFS			
01A1C	By Gov't		\$2,500	
<b>01A2</b>	<b>Land Surveys</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A2A	By NFS	\$0		
01A2B	By Gov't on behalf of NFS			
01A2C	Review of NFS		\$0	
<b>01A3</b>	<b>Appraisals</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A3A	By NFS	\$0		
01A3B	By Gov't on behalf of NFS			
01A3C	Review of NFS		\$0	
<b>01A4</b>	<b>Title Services &amp; Closing</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A4A	By NFS	\$0		
01A4B	By Gov't on behalf of NFS			
01A4C	Review of NFS		\$0	
<b>01A5</b>	<b>Other Professional Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A5A	By NFS	\$0		
01A5B	By Gov't on behalf of NFS			
01A5C	Review of NFS		\$0	
<b>01A6</b>	<b>PL 91-646 Assistance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01A6A	By NFS	\$0		
01A6B	By Gov't on behalf of NFS			
01A6C	Review of NFS		\$0	
<b>01A7</b>	<b>Audit</b>	<b>\$0</b>	<b>\$2,500</b>	<b>\$2,500</b>
01A7A	By NFS	\$0		
01A7B	By Gov't		\$2,500	
	<b>TOTAL PROJECT REAL ESTATE COSTS</b>	<b>NON-FEDERAL</b>	<b>FEDERAL</b>	<b>TOTAL COSTS</b>
<b>01B</b>	<b>ACQUISITION COSTS</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>01B1</b>	<b>Land Payments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B1A	By NFS	\$0		
01B1B	By Gov't on behalf of NFS		\$0	
<b>01B2</b>	<b>Damage Payments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B2A	By NFS	\$0		
01B2B	By Gov't on behalf of NFS		\$0	
<b>01B3</b>	<b>PL 91-646 Payments</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B3A	By NFS	\$0		
01B3B	By Gov't on behalf of NFS		\$0	
<b>01B4</b>	<b>Condemnation</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B4A	By NFS	\$0	\$0	
01B4B	By Gov't on behalf of NFS			
<b>01B5</b>	<b>Disposals</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
01B5A	By Government	\$0		
01B5B	By NFS			
01B5C	By Gov't on behalf of NFS		\$0	
	Subtotal Lands & Damages (01A + 01B)	\$5,000	\$5,000	\$10,000
	Contingency (25%)	\$1,250	\$1,250	\$2,500
<b>01</b>	<b>TOTAL LANDS &amp; DAMAGES</b>	<b>\$6,250</b>	<b>\$6,250</b>	<b>\$12,500</b>



**EXHIBIT “E”**  
**NON-FEDERAL SPONSOR CAPABILITY ASSESSMENT CHECKLIST**

## EXHIBIT “E”

### ASSESSMENT OF NON-FEDERAL SPONSOR’S REAL ESTATE ACQUISITION CAPABILITY HUDSON RIVER HABITAT RESTORATION, ECOSYSTEM RESTORATION FEASIBILITY STUDY, NEW YORK

#### **I. LEGAL AUTHORITY**

- a. Does the Sponsor have legal authority to acquire and hold title to real property for project purposes?

Yes. The State of New York, as the non-Federal Sponsor, has the legal authority to acquire and hold title to real property for project purposes.

- b. Does the Sponsor have the power of eminent domain for this project?

While the Sponsor possesses the power of eminent domain, it will not be utilized for this project. As an ecosystem restoration project, any property identified as required for the project will only be acquired if the owner willingly participates and makes their property available for the project.

- c. Does the Sponsor have “quick-take” authority for this project?

While the Sponsor possesses quick-take authority, it is not anticipated to be utilized for the reason stated above.

- d. Are any of the lands/interests in land required for the project located outside the Sponsor’s political boundary?

No. All the lands required for the project are located within the Sponsor’s political boundary.

- e. Are any of the lands/interests in land required for the project owned by an entity whose property the Sponsor cannot condemn?

No. No lands are owned by an entity in which the Sponsor cannot condemn.

## EXHIBIT “E”

### **II. HUMAN RESOURCE REQUIREMENTS**

- a. Will the Sponsor’s in-house staff require training to become familiar with the real estate requirements of Federal projects including P.L. 91-646, as amended?

No. The Sponsor’s in-house staff will not require training to become familiar with the real estate requirements of Federal projects, including P.L. 91-646.

- b. If the answer to II(a) is “yes,” has a reasonable plan been developed to provide such training?

Not applicable.

- c. Does the Sponsor’s in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project?

Yes. The Sponsor staff has sufficient real estate acquisition experience to meet its responsibilities for the project. NYDEC has performed or ensured the performance of real estate acquisition for the Atlantic Coast of New York City Rockaway Inlet to Norton Point (Sea Gate) Shore Protection Project; the Atlantic Coast of New York, Jones Inlet to East Rockaway Inlet, Long Beach Island, New York, Storm Damage Reduction Project; and the Fire Island Inlet to Moriches Inlet Project.

- d. Is the Sponsor’s projected in-house staffing level sufficient considering its other workload, if any, and the project schedule?

Yes. The Sponsor’s in-house staff level is sufficient considering its other workload. Additionally, the Sponsor will enter into a sub-partnership agreement with the local municipality or a public entity to share the real estate acquisition responsibilities.

- e. Can the Sponsor obtain contractor support, if required in a timely fashion?

Yes. The Sponsor can obtain contracting services from a real estate services firm for real estate acquisition.

- f. Will the Sponsor likely request U.S. Army Corps of Engineers (USACE) assistance in acquiring real estate?

No. It is unlikely that the Sponsor will request USACE assistance in acquiring the real estate. In accordance with Engineering Regulation (ER) 405-1-12, the Sponsor possesses the professional capability to secure the real estate required for the project and can reasonably obtain, if needed, contracting services from sources other than the Government. The Sponsor

## **EXHIBIT “E”**

also has sufficient general and legal acquisition authority to acquire all the real estate necessary for the project.

### **III. OTHER PROJECT VARIABLES**

- a. Will the Sponsor’s staff be located within reasonable proximity to the project site?

Yes. The Sponsor will enter into a sub-partnership agreement with the local municipality or a public entity who will be tasked with acquiring the real estate for the project. The local partner’s staff will be located within a reasonable proximity to the project site.

- b. Has the Sponsor approved the project/real estate schedule/milestones?

Yes. The Sponsor has approved the current real estate acquisition schedule.

### **IV. OVERALL ASSESSMENT**

- a. Has the Sponsor performed satisfactorily on other USACE projects?

Yes. The Sponsor has performed satisfactorily on other USACE projects, such as the project identified in question 2(c).

- b. With regard to this project, the Sponsor is anticipated to be: highly capable/fully capable/moderately capable/marginally capable/insufficiently capable. If Sponsor is believed to be “insufficiently capable,” provide explanation.

The Sponsor is highly capable of completing its real estate acquisition responsibilities for the project. They have the capability to acquire the real estate as outlined in question II(f).

### **V. COORDINATION**

- a. Has this assessment been coordinated with the Sponsor?

Yes. This assessment has been coordinated with the Sponsor

- b. Does the Sponsor concur with this assessment?

Yes. The Sponsor concurs with this assessment.

## EXHIBIT “E”

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KAREN KENNEDY  
Chief, Real Estate Division  
Real Estate Contracting Officer  
US Army Corps of Engineers

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Fran Dunwell  
Director of the Hudson River Estuary Program  
State of New York, Department of  
Environmental Conservation, Region 3